

**3-4 New Street
Basingstoke
Hampshire
RG21 7DE**

**TO LET – Recently Refurbished Retail (A1/A2) Premises On
New Street, Basingstoke.**



Size: 540 Sq Ft (50.1 Sq M) Approx. GIA

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9-10 Domingo Street, London EC1Y 0TA

Location:

The property is located on New Street within a parade of retail shops that includes Enfields Estate Agents and Herbies Pizza. New Street is located within the town centre of Basingstoke and benefits from a good passing vehicle and foot fall.

The retail unit is located moments away from Festival Place that has a number of retail users from Vue Cinema, Argos, Apple and ASK. The area also benefits from ample public parking within Joyce's Yard.

Description:

The retail unit is arranged over ground floor only within this mixed use property. The unit will be left in shell and core condition with capped services and benefits from the following gross internal areas;

Unit:	Sq ft	Sq m
Ground Floor	540	50.1
Total:	540	50.1

N.B. The above measurements have been provided by a third party.

VAT:

The premises are not elected for VAT.

Terms:

The premises are available by way of a new full repairing and insuring lease for a term of 5/10/15 years

Rent:

£12,500 per annum exclusive.

Business Rates:

All interested parties are advised to make their own enquiries with the Local borough.

Legal Costs:

Each party are responsible for their own legal fees.

EPC:

EPC is available on application.

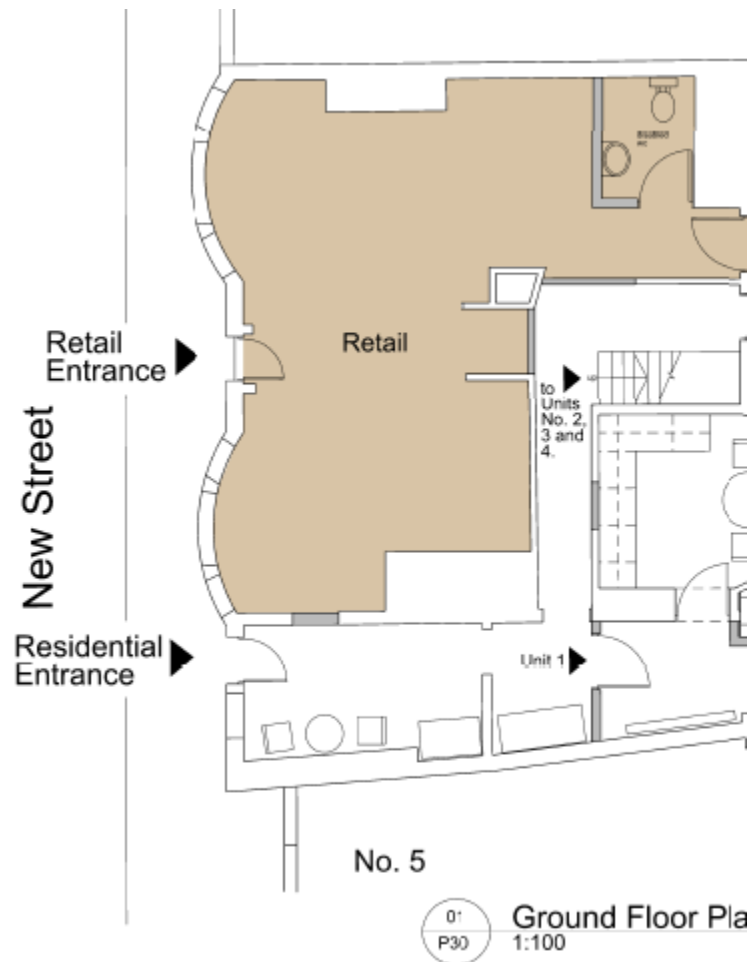
Viewing:

Strictly by appointment through the landlord's Sole Agents Goodsir Commercial Limited.

Ref: 1852.R.TF.08/2015



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N.B. The above plan is for indicative purposes only.

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